~~This document prepared by (and after recording return to):~~

Name:	BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7
Firm	c/o U. S. Land Title, LLC
Address:	1900 The Exchange Building 500 Atlanta, GA 30339
Phone:	(770) 977-0933
Loan No.	322030
USLT No.	85010294
Other File No.	322030

BILL GARRETT, Davidson County
Trans:T20090019642 DEEDWARR
Recvd: 03/25/09 09:13 4 pgs
Fees:23.00 Taxes:329.30
20090325-0026801

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **ROBERT KELLEY and KIRSTEN KELLEY,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by the Grantor by instrument recorded in INSTRUMENT NO. 20080915-0093960 in the aforesaid County and State.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 05 day of January, 2009

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7
BY: COUNTRYWIDE HOME LOANS SERVICING LP

By: _____

Its: Maria E Castillo Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, _____ notary public of the State and County mentioned, personally appeared Maria E Castillo who, upon oath, acknowledged him/herself to be Asst. Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7, the within named bargainor, and that he/she as such Asst. Secretary, being authorized to do so, executed the foregoing instrument in behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7 as the Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7 and declared that he/she in his/her capacity as Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7

WITNESS my hand and seal at office this 05 day of January, 2009.

_____

IRMA GRAY
Notary Public,
State of Texas
Comm. Exp. 02-16-12

Notary Public, My commission expires:

IRMA GRAY Notary Public, State of Texas Comm. Exp. 02-16-12

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $89,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Janice Jones

Subscribed and sworn to me before me on the date written above.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

IRMA GRAY Notary Public State of Texas Comm. Exp. 02-1

Tax ID No.: 133120015 .00	
Transfer Tax: $	
Drafted by and return to after recording:	**Send new tax bills to:** NEW OWNER
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7	ROBERT KELLEY and KIRSTEN KELLEY 415 Benita Dr. Nashville, TN 37211
,	,
File No: 85010294	
Client No.: 322030	
Other No: 322030	

Return to and Prepared By:

C. Ford A. Branham, Esq.
8[illegible]0 Corporate Dr. #102A
Lexington, KY 40503

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF WINDSOR PARK, AS OF RECORD IN BOOK 3600, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 12 FRONTS 70.0 FEET ON THE SOUTHWESTERLY SIDE OF BENITA DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 190 FEET TO A DEAD LINE IN THE REAR MEASURING 70 FEET THEREON.

PROPERTY COMMONLY KNOWN AS: 415 BENITA DRIVE, NASHVILLE, TN 37211

Parcel ID #: 133120015